



How can landlords supervise toilet construction

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1. Introduction

Post-construction incentives (PCI) for SafiSan toilets are paid to the landlords upon proof of construction to completion of a toilet facility that complies with the standards provided by UBSUP programme.

Thus, if the correct standard is not met, then the PCI will not be paid to the landlord, whether he has paid the artisan or not.

Therefore it is important that the landlord or his/her agent pays attention to the construction process of the toilet.

This document gives the landlord an idea of the key parameters to check in order to achieve the desired toilet construction standards

2. What is the landlord supposed to pay attention to?

The landlord is expected to pay attention to two main parameters:

- i. Ensuring good quality of work.
- ii. Acquainted with the parameters to be assessed by the SafiSan technical supervisor before approval for payment of the PCI and ensure the artisan takes them into account during construction.

2.1. Ensuring good quality of work

The landlord should be equipped with some knowledge on the procedures that result in good quality of work. These procedures are contained in 'procedure for ensuring good quality of work' document of the UBSUP programme.

The document illustrates what to check and take care of when carrying out any of these activities:-

- ✓ Artisan-Landlord agreement
- ✓ Demolition
- ✓ Excavation
- ✓ Concrete
- ✓ Formwork
- ✓ Reinforcement
- ✓ Brick and Blockwork

- ✓ Structural Steelwork
- ✓ Carpentry and Joinery
- ✓ Plumbing
- ✓ Plastering
- ✓ Painting
- ✓ Site Clearing and landscaping
- ✓ Routine Safety Supervision

2.2. Parameters to be assessed by the SafiSan technical supervisor

Before the landlord makes the final payment to the artisan he should ensure:

- ✓ Hand-washing facility is in place
- ✓ Fittings are in good condition (E.g. taps, basins, paper holders, door locks, toilet seats, mirrors, light switches etc.)
- ✓ For UDDTs ash containers available
- ✓ Waste receptacles available for sanitary waste (where applicable)
- ✓ Ventilation is adequate
- ✓ The doorways are clear of obstruction
- ✓ The floor have an even, unbroken, slip-resistant surface
- ✓ Wet areas adequately drained
- ✓ The toilet is well finished (plastered, well painted, site cleared and landscaping done)
- ✓ All cisterns free of leaks and working satisfactorily
- ✓ Urinal drains are clear
- ✓ Dimensions are as per design
- ✓ For the UDDT the soak pit should be done correctly
- ✓ All posters are fixed
- ✓ The level of lighting should be adequate

These are the parameters that are checked by the toilet inspectors to trigger payment of subsidies.

3. References

Hanratty, C. Et al (2005). *Procedure for Control of Building Workmanship*, Procedure no. 18: Health Services Executive.

UBSUP Document (2015). *Procedure for Ensuring Good Quality of Work*, Water Services Trust Fund.